

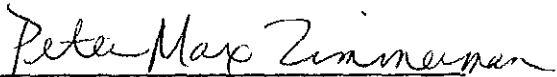
P.P.

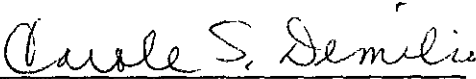
RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
1235 Paper Mill Road, S/S Paper Mill Rd,	*	
661' E of c/l Snowberry Court	*	ZONING COMMISSIONER
8th Election District, 3rd Councilmanic	*	
	*	OF BALTIMORE COUNTY
Legal Owners: Robert B. and Martha B. Mays	*	
Petitioner	*	CASE NO. 97-410-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert B. and Martha B. Mays, 1235 Paper Mill Road, Hunt Valley, MD 21030, Petitioners.


PETER MAX ZIMMERMAN



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1235 PAPER MILL RD HUNT VALLEY, MD 21030

97-410-SPH

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE CONTINUED USE OF THE PORTION OF THE MAYS FAMILY YARD THAT IS ADJACENT TO GUNPOWDER FALLS STATE PARK'S NORTHERN CENTRAL RAILROAD TRAIL FOR CONCESSIONS INCLUDING SNO-BALLS AND BICYCLE RENTALS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

ROBERT B. MAYS
(Type or Print Name)

Robert B. Mays
Signature

MARTHA B. MAYS
(Type or Print Name)

Martha B. Mays
Signature

1235 PAPER MILL ROAD 410-527-0920
Address Phone No

HUNT VALLEY MD 21030
City State Zipcode

Name, Address and phone number of representative to be contacted.

SAME
Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Jim DATE 3-24-97

410



97-410-SPH

ZONING DESCRIPTION FOR 1235 PAPER MILL RD
HUNT VALLEY, MD
21030

BEGINNING AT A POINT ON THE SOUTH SIDE OF PAPER MILL ROAD WHICH IS 60 FEET WIDE AT THE DISTANCE OF 661 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET SNOWBERRY COURT WHICH IS 36 FEET WIDE.

AS RECORDED IN DEED LIBER #4892, FOLIO #230, CONTAINING 70,219 SQUARE FEET. ALSO KNOW AS IMPS 1.612 AC SS PAPER MILL RD 70,218 SQ SW COR PENNSYLVANIA AND LOCATED IN THE 08 ELECTION DISTRICT, 8 COUNCILMAN DISTRICT.

410

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1977

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 10, 1977.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #97-410-SPH.
1235 Paper Mill Road
S/S Paper Mill Road, 661' E of
of Snowberry Court
8th Election District
3rd Board District
Legal Description:
Parcel B, Alexander Martin

It is requested that all persons who have an interest in the subject property or who are affected by the proposed use of the property, appear at the hearing to be held on Tuesday, May 6, 1997 at 11:30 a.m., 4th floor hearing room, Courts Bldg., 407 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 867-3353.
(2) For information concerning the file and/or hearing, Please Call 867-3351.

4/18/77 April 10 C134002

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

026789

DATE

3-25-97

ACCOUNT

RCO-6150

AMOUNT \$

50.00

RECEIVED
FROM:

Robert Mays

1235 Paper Mill Rd.

FOR:

58 H20 (030).

0372180076MICHRC

BE COLLEGE PARK 03-25-97

\$50.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

J. L. M.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 47001 410 Petitioner: Robert Mays

Location: 1235 Paper Mill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROBERT B. MAYS

ADDRESS: 1235 PAPER MILL RD

HUNT VALLEY, MD 21030

PHONE NUMBER: 410-527-0920



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#:

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-410-SP-HRG.

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL HEARING TO APPROVE
THE CONTINUED OPERATION OF A CONCESSION
STAND INCLUDING SNO-BALLS AND BICYCLE
RENTALS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTOKENT PUBLISHING COMPANY
April 10, 1997 Issue - Jeffersonian

Please forward billing to:

Robert B. Mays
1235 Paper Mill Road
Hunt Valley, MD 21030
527-0920

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-410-SPH
1235 Paper Mill Road
S/S Paper Mill Road, 661' E of c/l Snowberry Court
8th Election District - 3rd Councilmanic
Legal Owner(s): Robert B. Mays and Martha B. Mays

Special Hearing to approve the continued use of the portion of the Mays family yard that is adjacent to Gunpowder Falls State Park's Northern Central Railroad Trail for concessions including sno-balls and bicycle rentals.

HEARING: TUESDAY, MAY 6, 1997 at 11:00 a.m., 4th floor hearing room, Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-410-SPH
1235 Paper Mill Road
S/S Paper Mill Road, 661' E of c/l Snowberry Court
8th Election District - 3rd Councilmanic
Legal Owner(s): Robert B. Mays and Martha B. Mays

Special Hearing to approve the continued use of the portion of the Mays family yard that is adjacent to Gunpowder Falls State Park's Northern Central Railroad Trail for concessions including sno-balls and bicycle rentals.

HEARING: TUESDAY, MAY 6, 1997 at 11:00 a.m., 4th floor hearing room, Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Robert and Martha Mays

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 21, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 18, 1997

Robert Martha and Kate Mays
1235 Paper Mill Road
Hunt Valley, MD 21030

Re: CASE NUMBER: 97-410-SPH
PETITIONER(S): Robert and Martha Mays
LOCATION: 1235 Paper Mill Road

Dear Petitioners:

The above matter, previously assigned to be hearing on May 6, 1997 has been postponed at your request.

Please be advised that as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. You and/or a member of your staff may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. Enclosed you will find a listing of those vendors.

As quickly as possible a notice of postponement should be affixed to the sign(s) now on the property. Further, upon notification of the new hearing date, the sign (s) must be changed to reflect same.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "J" and "A".

Arnold Jablon
Director



97-1609

4/11/97

4/11/97

CF

TS

OK

DEAR ARNOLD JABLON,

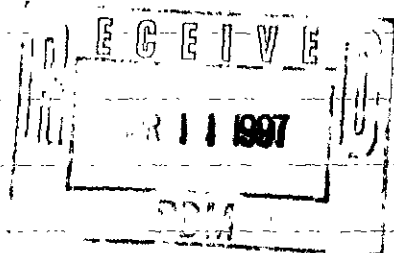
WE RESPECTFULLY REQUEST
THAT CASE #97-410 - SPH BE POSTPONED
BECAUSE WE WISH TO RETAIN THE
SERVICES OF AN ATTORNEY TO REPRESENT
US IN THIS MATTER. OUR ATTORNEY WILL
BE IN CONTACT WITH YOUR OFFICE TO
RESCHEDULE AT A LATER DATE. IN
ADDITION TO THE ABOVE, KATE MAYS
WILL BE PRESENTING HER MASTERS
THESIS IN MAY AND AS SHE IS THE
PRINCIPAL COORDINATOR OF THIS CASE
REQUEST A POSTPONMENT.

THANK YOU!

SINCERELY,

K. Mays

KATE MAYS



VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

97-2511

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

5/30/97
of
fs

May 27, 1997

Arnold Jablon, Director
Office of Permits and Development
Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petitioners: Martha and Robert Mays
1235 Paper Mill Road
Zoning Case No.: 97-410

Dear Mr. Jablon:

Please enter the appearance of Robert A. Hoffman and Patricia A. Malone as counsel for the Petitioners in Zoning Case No.: 97-410. Please notify us once a hearing date has been scheduled.

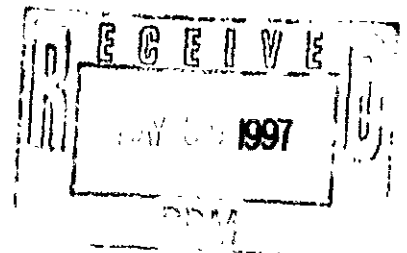
Very truly yours,



Robert A. Hoffman

RAH:pmp

TOIDOC51/RAH01/0045016.01



98-157

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

1/13/98
S

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6201

January 9, 1998

Via Hand Delivery

Ms. Sophie Jennings
Department of Permits &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

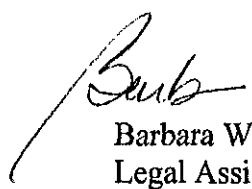
Re: Zoning Case No.: 97-410
Property Owner: Martha Mays

Dear Sophie:

As we discussed, I am writing to inform you that the Petitions filed in the above-captioned case were resubmitted under Zoning Case No. 98-143. Therefore, Case No. 97-410 should be withdrawn.

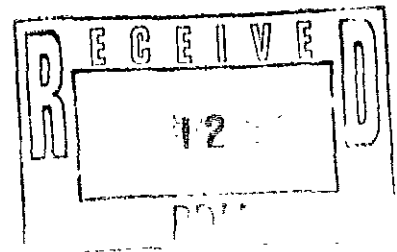
If you have any other questions, please do not hesitate to give me a call.

Sincerely,


Barbara W. Ormord
Legal Assistant

BWO:pmp

TO1DOCS1/BAW01/0058019.01



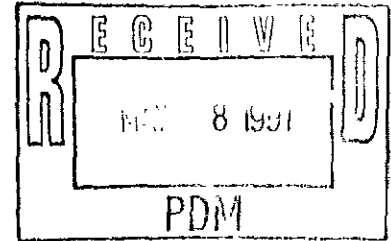
97-2201

97-410

5/8/97
cf

May 6, 1997

Zoning Review
Dept. Of Permits and Development
111 West Chesapeake Ave.
Room 111
Towson, Maryland 21204



Dear Zoning Commissioner,

I have been following with interest the apparent folly that is taking place at Chakra's bike rental and Sally's snowball stand located at 1235 Paper Mill rd. In Hunt valley.

I would like to state that I have no objection to any business that can be located legally in Northern Baltimore County. Competition is what makes America great.

I own and operate Monkton Bike Inc. 1900 Monkton rd., Monkton, Md. The building we're in, is zoned commercial and has been, as far as I know, since the mid-eighteen hundreds. We are properly licensed by the State of Maryland to operate and collect sales tax. We carry insurance for our product as well as fire and theft. The aforementioned as I'm sure your aware, has not in the past had proper zoning, permits or licenses.

The zoning hearing that was scheduled for this date, May 6, 1997 has again been postponed to another date. (new date not posted) This I believe is the third time a postponement has been granted since the zoning violation was posted last year. (I'm not sure of that date) WHAT'S GOING ON ? I'm not quite sure how the system works, but I must say these constant postponements give the appearance there might be some kind of funny business in the making. I have been diligent in my efforts to operate a legal enterprise and would hope our county government would make sure all others do the same.

I object to the proposed zoning change that has been requested for 1235 Paper Mill rd. The property is zoned residential and should remain that way. All of it. If you permit a sectioning off or a division of this property, then consider this letter a formal request (I am going to assume you will grant it to me) to change my residential (that's my house) property to commercial also. I have a great

location in downtown Monkton and I believe the area is in desperate need of a 7-Eleven and gas station. The poor folks in the neighborhood must travel three miles to purchase a bottle of milk. The local High's store closes at eleven pm. Ours of course will be open twenty four hours a day. Since you don't seem to care about building permits or licenses or particularly zoning, the earth movers and backhoes are waiting our instructions to tear down the house and start building.

I am also curious about the ability of these illegal businesses to operate. I believe that any person has a right to have a timely hearing or court date. I don't think it's in the best interest of the community to allow suspected law breakers to continue to break the law, zoning or otherwise. I can not understand why you have not shut them down. At least until the hearing date. Whenever that is.

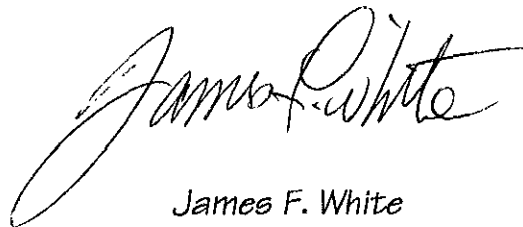
I would have liked to come to the hearing, however our business is as you might guess, seasonal. We are in season and find it impossible to attend a future hearing, unless of course it's rescheduled for December again. I really don't have the time to follow this calamity any longer. Please use this letter in my stead.

I have been a resident and land owner of northern Baltimore County for twenty seven years and have supported the decisions, for the most part of your office. I will again expect you to do the right thing and close down this operation.

If you would like to answer any of the questions I have posed, please call or write to:

Monkton Bike Inc.
1900 Monkton rd.
Monkton, Md 21111
410-771-4058
E-mail: jwhite@mail.bcpl.lib.md.us

Sincerely,

A handwritten signature in black ink, appearing to read "James F. White". The signature is fluid and cursive, with a large, sweeping initial "J".

James F. White

SALLY'S SHACK SNO-BALLS



CHAKRA CYCLES





"OUR HOUSE" 4-13-78

HDS-045-26

LOCATION INFORMATION

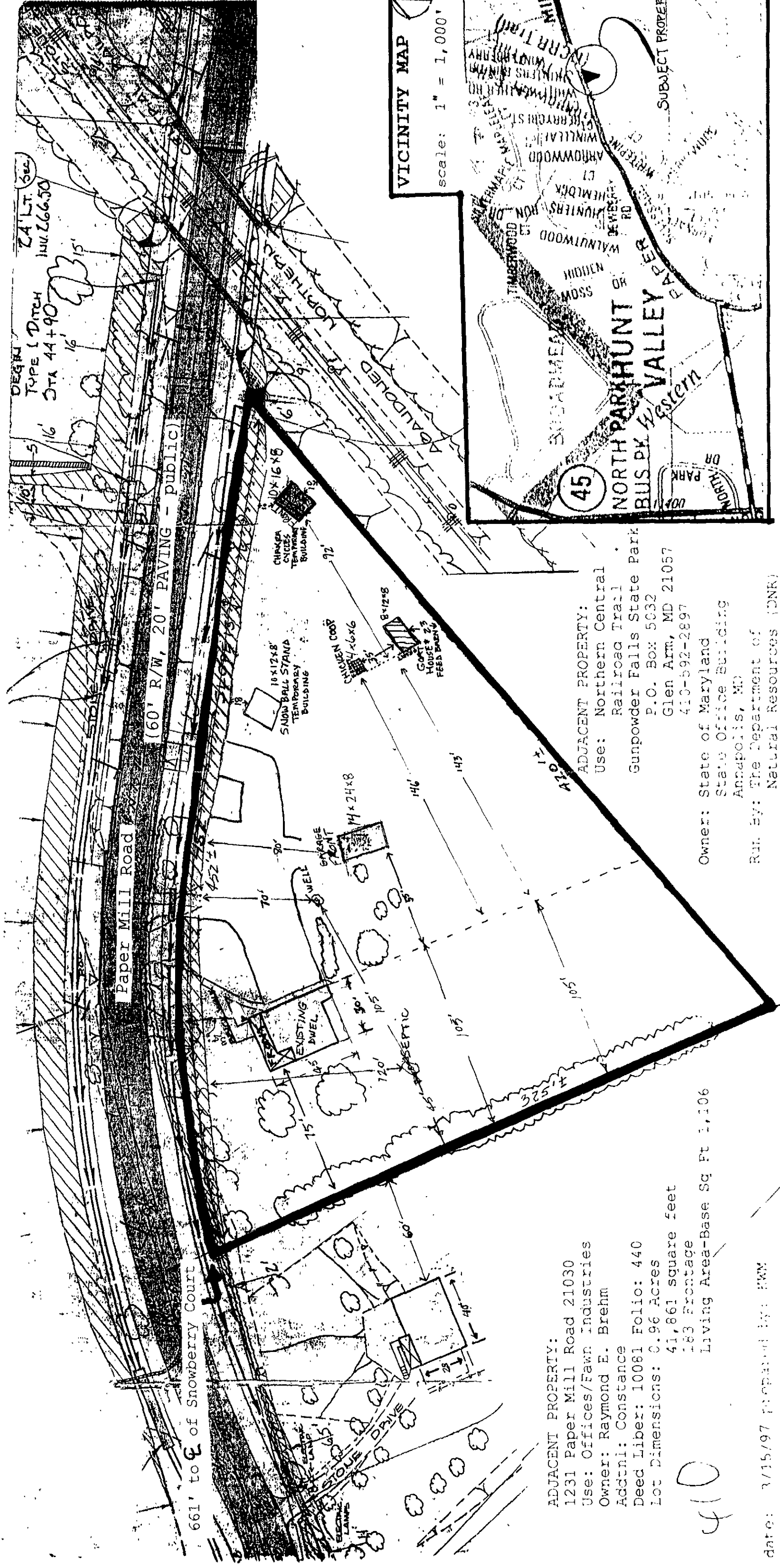
Councilman District: 8
Election District: 08
Zoning: DR 3.5
Lot size: 1.61 Acreage
70,219 Square Feet
Sewer: Private
Water: Private
Chesapeake Bay Critical Area: No
Flood Plain: No
Prior Zoning Hearings: None

PROPERTY ADDRESS: 1235 PAPER MILL ROAD
HUNT VALLEY, MD 21030
OWNERS: ROBERT & MARTHA MAYS
USE: RESIDENCE/OFFICE/NCRR CONCESSIONS
DEED LIBER: 4892 DEED FOLIO: 230

NORTH

97-410-5pH

scale of drawing: 1" = 50'



ADJACENT PROPERTY:
1231 Paper Mill Road 21030
Use: Offices/Fawn Industries
Owner: Raymond E. Brehm
Addnl: Constance
Deed Liber: 10081 Folio: 440
Lot Dimensions: 0.96 Acres
41,861 square feet
183 Frontage
Living Area-Base Sq Ft 1,106

ADJACENT PROPERTY:
Use: Northern Central
Railroad Trail
Gunpowder Falls State Park
P.O. Box 5032
Glen Arm, MD 21057
410-592-2897

Owner: State of Maryland
State Office Building
Annapolis, MD
Run By: The Department of
Natural Resources (DNR)

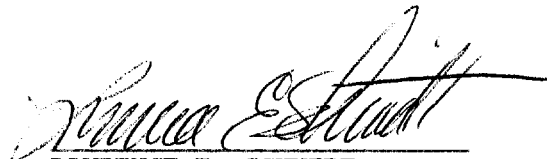
IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Paper Mill Road, 661 ft. *
E of c/l Snowberry Court * ZONING COMMISSIONER
1235 Paper Mill Road *
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Robert B. Mays, et ux * Case No. 97-410-SPH
Petitioners

ORDER OF DISMISSAL

The Petitioners herein requested a Petition for Special Hearing to be allowed the continued use of the portion of the Mays family yard that is adjacent to Gunpowder State Park's northern central railroad trail for concessions including sno-balls and bicycle rentals; and,

WHEREAS, attorney Robert A. Hoffman of Venable, Baetjer and Howard, who represents the Petitioner, requested a withdrawal of the Petition for Special Hearing on behalf of their clients, by letter dated January 9, 1998.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County this 14th day of January, 1998 that the Petition for Special Hearing to approve the continued use of the portion of the Mays family yard that is adjacent to Gunpowder State Park's northern central railroad trail for concessions, including sno-balls and bicycle rentals, be and is hereby DISMISSED without prejudice.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 14, 1998

Robert A. Hoffman, Esquire
Attn: Barbara W. Ormord
Venable, Baetjer and Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21285-5517

RE: Case No. 97-410-SPH
Petition for Variance
Property: 1235 Paper Mill Road, Hunt Valley
Robert and Mary Mays, Petitioners

Dear Mrs. Ormord:

Attached hereto please find an Order of Dismissal regarding the above captioned matter. This case has been dismissed without prejudice.

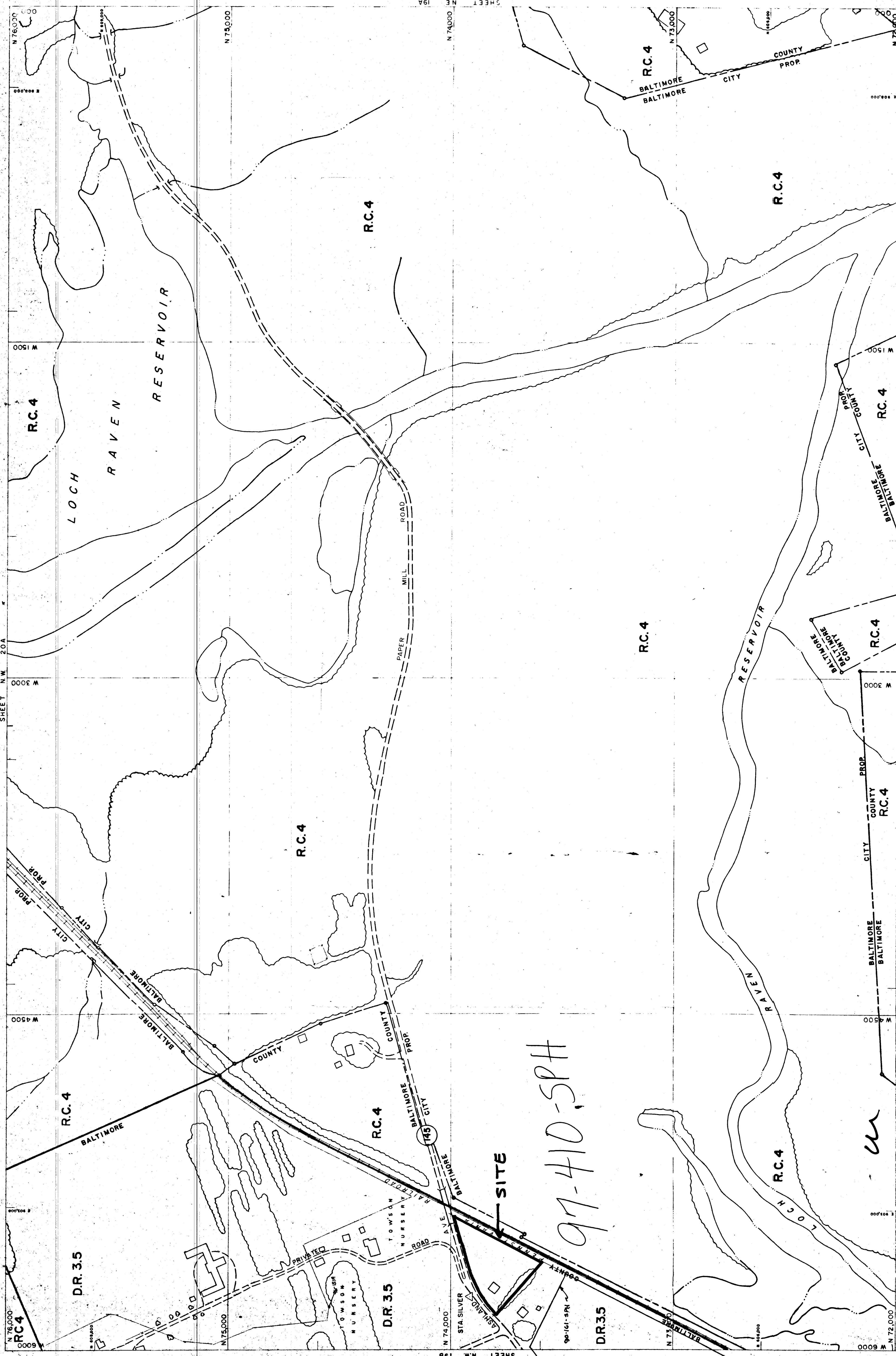
Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name and title.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.





1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 13, 1988 Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88		1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Ord. Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92		SCALE 1" = 200'	DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION ASHLAND	N.W. 19-A
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP				<i>William A. Howard</i> Baltimore County Council			
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC., BALTIMORE, MD. 21210							